



# NORFOLK

## Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: George Homewood, AICP, Director of City Planning

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 3122 Montana Avenue

DATE: October 9, 2015

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

### Property Information

<b>Location:</b>	3122 Montana Avenue	<b>Neighborhood:</b>	East Fairmount Park
<b>Zoning:</b>	R-7	<b>Standard Lot Size:</b>	60 Ft. x 100 Ft.
<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	30 Ft. x 100 Ft.
<b>House Size: (Width x Depth)</b>	23.83 Ft. x 45.33 Ft.	<b>Square Footage:</b>	1,888 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, City Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



**Office of Housing**  
**Department of Planning and Community Development**  
**Development Certification for Non-Standard Lots**

**Applicant Information**

<b>Applicant Name:</b>	DT Builders, Inc.	<b>Date of Application:</b>	May 18, 2015
<b>Mailing Address:</b>	1617 Conoga Street		
<b>City, State, Zip Code:</b>	Norfolk, VA 23523		
<b>Phone Number:</b>	757.309.9906	<b>E-Mail:</b>	

**Property Information**

<b>Location:</b>	3122 Montana Avenue	<b>Neighborhood:</b>	East Fairmount Park
<b>Zoning:</b>	R-7	<b>Standard Lot Size:</b>	60 Feet x 100 Feet
<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	30 Feet X 100 Feet
<b>Proposed House Size:</b>	23.83 Feet x 45.33 Feet	<b>Square Footage:</b>	1888 SF

The proposed building plans and elevations for development of the site at 3122 Montana Avenue and located in the Lamberts Point neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

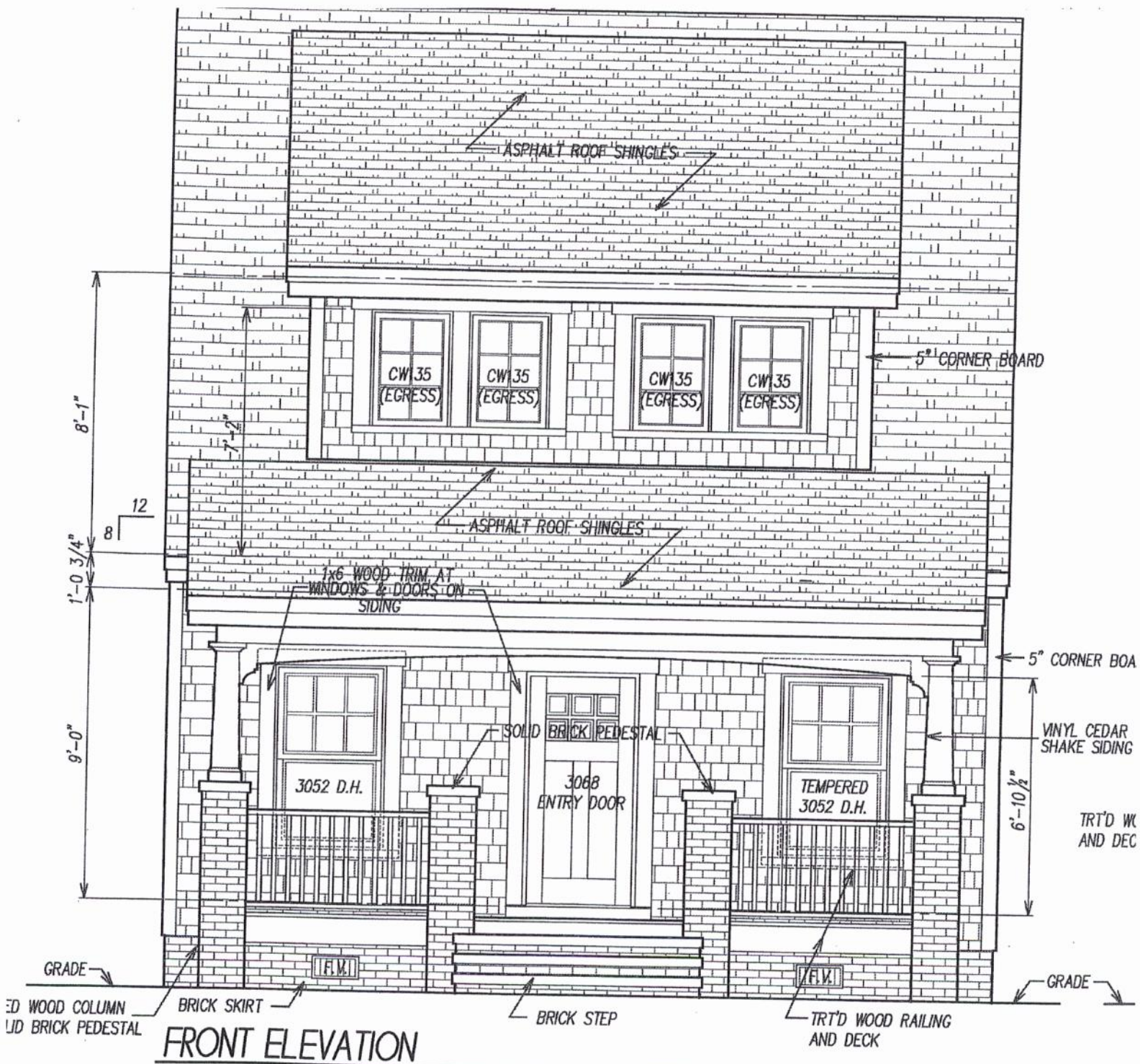
Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

67 *George O. M. Newamb*  
George Homewood, AICP, Director  
City Planning

September 25, 2015  
Date

BC: City Manager's Office  
City Planning Director  
Program Manager  
Building Official





SCALE : 1/4" = 1'-0"



# GENERAL NOTES:

1. ALL LOCAL, STATE AND FEDERAL CODES AND/OR ORDINANCES MUST BE ADHERED TO.
2. DIMENSIONS SHOWN SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
3. THE CONTRACTOR WILL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE ARCHITECT, THE ENGINEER AND ANY OF THEIR RESPECTIVE AGENTS OR EMPLOYEES AGAINST ANY LIABILITY, LOSS OR EXPENSE (INCLUDING ATTORNEY'S FEES) INCURRED OR SUFFERED IN CONSEQUENCE EITHER OF BODILY INJURY (INCLUDING DEATH AT ANY TIME RESULTING THEREFROM) TO ANY PERSON OR DAMAGES TO ANY PROPERTY (INCLUDING LOSS OF USE THEREOF) DUE TO ANY ACT OR OMISSION OF THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS OR ANY OF THEIR RESPECTIVE EMPLOYEES IN CONNECTION WITH THE WORK OF THE CONTRACTOR HEREUNDER.
4. ELEVATIONS ARE IN FEET AND REFER TO NAVD '88(92) DATUM.
5. THIS PLAN DOES NOT GUARANTEE THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES. PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF LOCATING ANY UNDERGROUND OR OVERHEAD UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA OF CONSTRUCTION, WHETHER OR NOT SHOWN ON THESE PLANS. BEFORE YOU DIG, CALL "MISS UTILITY" OF TIDEWATER AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS EXPENSE ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
6. ALL CONCRETE SHALL BE 3000 P.S.I. (CLASS A-3 AIR ENTRAINED).
7. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR OR THE OWNER (AS APPLICABLE) MUST:
  - A. OBTAIN ALL INFORMATION CONCERNING THE EXISTENCE OF EASEMENTS, OTHER IMPEDIMENTS, BURIED TANKS, HAZARDOUS MATERIALS, ETC. WHICH AFFECT THE BUILDING SITE AND ASSUME RESPONSIBILITY FOR ANY CONFLICTS ARISING FROM THESE ITEMS. THE OWNERS TITLE REPORT/LETTER MAY SHOW SOME OF THE ABOVE.
  - B. VERIFY ZONING RESTRICTIONS AND SETBACK LINES ON THE DATE THAT THE CITY PERMIT AUTHORIZING CONSTRUCTION IS ISSUED.
8. ANY ERRORS, OMISSIONS, DISCREPANCIES, ETC. SHOULD BE BROUGHT TO THE ATTENTION OF THIS OFFICE IMMEDIATELY. WORK SHOULD NOT CONTINUE UNTIL THIS OFFICE HAS ISSUED WRITTEN INSTRUCTIONS.
9. HOUSE PLANS WERE PROVIDED TO THIS OFFICE, ENTITLED "THE SUGAR HOUSE, FOR D.T. BUILDERS, 1413 VINE STREET" DATED 8/6/15. IT IS THE RESPONSIBILITY OF THE CLIENT TO STUDY THIS SITE PLAN AND ASSURE THAT ALL OF THE DIMENSIONS AND DETAILS OF THE PROPOSED HOUSE ARE SHOWN AS DESIRED BY THE CLIENT AND THAT ALL FEATURES OF THE HOUSE, INCLUDING NUMBER OF STORIES, LOCATION OF PORCHES, WALKS AND DRIVEWAYS, AND ANY HORIZONTAL PROJECTIONS SUCH AS BAY WINDOWS OR CANTILEVERED ROOMS ARE SHOWN HEREON AS DESIRED BY THE CLIENT BEFORE THIS PLAN IS SUBMITTED TO THE CITY FOR REVIEW.
- 9A. \*THE WIDTH OF THE HOUSE GIVEN ON THE HOUSE PLANS IS 24'. THIS SITE PLAN PROPOSES THAT THE HOUSE BE CONSTRUCTED ONLY 23.5' WIDE, INSTEAD. NARROWING THE HOUSE 6" IN THIS FASHION WILL ALLOW IT TO FIT SAFELY WITHIN THE SIDE SETBACKS. THE HOUSE PLAN ALSO SHOWS A 1 STORY BAY WINDOW IN THE DINING ROOM. THAT BAY WAS OMITTED FROM THIS PLAN FOR THE SAME REASON. IT IS THE RESPONSIBILITY OF THE CLIENT TO HAVE THE HOUSE PLANS MODIFIED TO MEET THE WIDTH OF 23.5' AND TO NO LONGER INCLUDE THE DINING ROOM BAY WINDOW BEFORE APPLYING FOR A BUILDING PERMIT.
10. IT IS THE UNDERSTANDING OF THIS OFFICE THAT THIS HOUSE WILL NOT HAVE A BRICK VENEER. THE HOUSE DIMENSIONS AND HOUSE LOCATION DISTANCES SHOWN HEREON ARE MEASURED TO THE OUTSIDE OF THE WOOD FRAME WALLS.
11. NO DEED, TITLE REPORT, CONTRACT OF SALE OR OTHER INFORMATION INDICATING WHICH PIECE OF LAND THE CLIENT OWNS, INTENDS TO BUY OR INTENDS TO BUILD ON WAS SUPPLIED TO THIS OFFICE. IT IS THE RESPONSIBILITY OF THE CLIENT TO STUDY THIS PLAN AND ASSURE THAT THE LAND PARCEL DEPICTED HEREON IS THE ONE INTENDED FOR CONSTRUCTION BEFORE BEGINNING CONSTRUCTION.
12. NO BOUNDARY MONUMENTS WERE MARKED AND NO LAYOUT WAS PERFORMED AS A PART OF THE PREPARATION OF THIS PLAN. THIS OFFICE WILL SET LAYOUT MARKERS IF CONTRACTED TO DO SO.
13. THIS SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND, CONSEQUENTLY, MAY NOT SHOW ALL EASEMENTS AND MATTERS OF TITLE THAT AFFECT THE SITE. THE CLIENT IS HEREBY DIRECTED TO DO THE FOLLOWING BEFORE CONSTRUCTION:
  1. OBTAIN TITLE INSURANCE.
  2. OBTAIN ASSURANCE FROM A TITLE ATTORNEY THAT THE TITLE POLICY COVERS ALL OF THE LAND SHOWN ON THIS PLAN.
  3. OBTAIN ASSURANCE FROM A TITLE ATTORNEY THAT THE EXCEPTIONS TO COVERAGE LISTED IN THE TITLE POLICY DO NOT ADVERSELY AFFECT THE PROJECT.



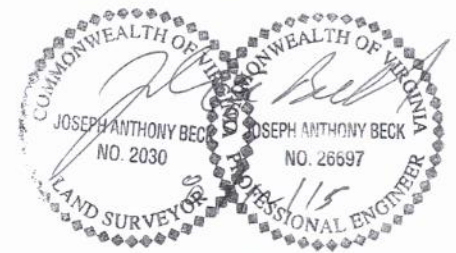
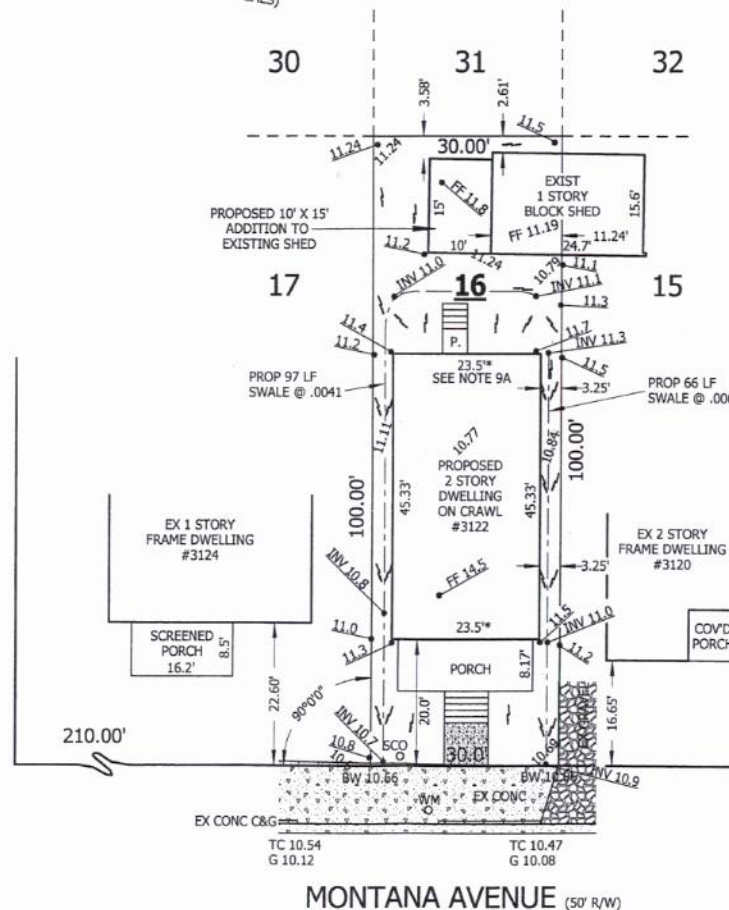
# FLOOD NOTE:

BY GRAPHIC PLOTTING AND SCALING FROM FEMA MAPS ONLY AND NOT REFLECTING ANY LETTERS OF MAP CHANGE THAT MAY HAVE BEEN ISSUED BY FEMA, THIS SITE WAS DETERMINED TO BE IN ZONE X (UNSHADED) AS SHOWN ON FEMA MAP, COMMUNITY-PANEL NUMBER 510104 0105 F, EFFECTIVE: 9/2/09.

# LEGEND:

CONC	CONCRETE
PROP	PROPOSED
O/H	OVERHEAD
EX	EXISTING
FF	FINISHED FLOOR
LP	LIGHT POLE
BW	BACK OF WALK
TC	TOP OF CURB
C&G	CURB AND GUTTER
G	GUTTER
M.G.	MATCH GRADE
9%	EXISTING ELEVATIONS
2.9%	PROPOSED ELEVATIONS
→	PROPOSED DIRECTION OF FLOW
INV	INVERT
MG	MATCH GRADE
HP	HIGH POINT

UPSHUR STREET (30' R/W)



SITE PLAN OF LOT 16,  
BLOCK U, EAST FAIRMOUNT  
(M.B. 6 P. 72 CHES)  
NORFOLK, VIRGINIA

FOR

LAUSHAUN ROBINSON

AUGUST 12, 2015

SCALE: 1" = 20'



BECK ASSOCIATES, PC  
CIVIL ENGINEERS AND LAND SURVEYORS  
7442 TIDEWATER DRIVE  
NORFOLK, VA 23505

**BECK**  
**ASSOCIATES**  
NORFOLK, VIRGINIA **PC**